



1 Emerald Isle Fire Department. Chief Walker noted that Austin had also been a lifeguard at  
2 Camp LeJeune.

3  
4 Firefighter Austin Antinori thanked the Board for the opportunity he had been given and  
5 promised to do his best to serve the Town of Emerald Isle.

6  
7 The Board and public provided a warm welcome to Austin.

8  
9 **7. Employee Recognition**

10  
11 **a. Sandra DeLorme – CRO/Senior Police Officer to CRO/Master Police Officer**

12  
13 Police Chief Tony Reese recognized Community Resource Officer Sandra DeLorme for her  
14 completion of all necessary requirements of the Police Officer Career Advancement Program to  
15 achieve the rank of Master Police Officer. Chief Reese noted that as with many of Sandra's  
16 other accomplishments during her time with the department Sandra was the very first Officer  
17 to achieve this rank since the POCAP Program was implemented in 2014. Chief Reese stated  
18 that Officer DeLorme had consistently demonstrated her value to the department and the  
19 community through her persistence, hard work, and commitment to professionalism and he  
20 was enthusiastic about her future in the department and took great pleasure in presenting her  
21 with this certificate tonight

22  
23 CRO / Master Police Officer Sandra DeLorme thanked the Board for their support and the  
24 opportunity to have the POCAP program so they could advance their careers within the  
25 department, and she thanked the community for their support as well.

26  
27 Mayor Barber stated they appreciated Officer DeLorme as well. The Board and public  
28 applauded CRO DeLorme's achievements.

29  
30 **8. Proclamation / Public Announcements**

31  
32 Mayor Barber noted the following announcements for the public:

- 33  
34
- 35 • **Friday Free Flick – Friday, February 14 – 7pm – EI Community Center**
  - 36 • **Bicycle & Pedestrian Advisory Committee – Monday, February 17 – 9:30am – EI  
Community Center**
  - 37 • **Police Educating the Public (PEP) – Tuesday, Feb. 18 – 10am – Town Board Meeting Rm**
  - 38 • **Golf Cart Advisory Committee Meeting – Tues, Feb. 18 – 5:30pm – Town Bd Mtg Rm**
  - 39 • **Dog Park Development Committee – Wednesday, Feb. 19 – 3pm – EI Comm Center**
  - 40 • **American Red Cross Blood Drive – Friday, Feb. 21 – 2pm-7pm – EI Community Center**

- 1 • **Golf Cart Safety, Rules & Regulation Class – Saturday, Feb. 22 at 10am-Town Board**
- 2 **Meeting Room**
- 3 • **Planning Board Regular Meeting – Monday, Feb. 24 – 6pm – Town Board Meeting Rm**
- 4 • **El Garden Club Card & Games Party Fundraiser – Wed. Feb. 26 – 1-4pm – El Comm Ctr**
- 5 • **Coffee With a Cop – Thursday, Feb. 27 -9am – Rucker Johns**
- 6 • **Golf Cart Safety, Rules & Regulation Class – Monday, March 2 at 6pm – Town Board**
- 7 **Meeting Room**
- 8 • **Neighborhood Watch Board Meeting – Tues. March 3 – 5:30pm – Police Conference**
- 9 **Room**
- 10 • **Golf Cart Safety, Rules & Regulation Class – Saturday, March 7 – 10am-Town Board**
- 11 **Meeting Room**
- 12 • **Board of Commissioners Regular Meeting – Tues. March 10 – 6pm – Town Bd. Mtg Rm**
- 13 • **29<sup>th</sup> Annual St. Patrick’s Festival – Saturday, March 14 – 9am-6pm – Emerald**
- 14 **Plantation Shopping Center**
- 15 • **7<sup>th</sup> Annual Emerald Isle Marathon, Half-Marathon & 5K – Saturday, March 28 – WORA**
- 16

17 **9. Public Comment**

18

19 **Brief Summary:**

20

21 The public will have the opportunity to address the Board about any items of concern not on the agenda. The

22 Mayor and Board welcome and appreciate all comments from the public, and will take these comments into

23 consideration as they make decisions on Town issues and provide direction to Town staff. Public comment is a time

24 for the Board to listen to the public's concerns and ideas, and is not intended for a lengthy dialogue or question

25 and answer session.

26

27 The Mayor, Board, and Town staff are happy to meet with any citizen during normal business hours or at any other

28 mutually agreeable time to discuss Town issues and answer any questions.

29 Chris Squire, 11201 Inlet Drive, expressed his concerns about a gazebo and walkway that was

30 built two doors down at 11205 Inlet Drive. Mr. Squire stated his concern more specifically was

31 not just about the structure itself, although it was massive, but it was built and allowed to be

32 occupied without a survey and without notification to adjacent owners. Mr. Squire said it now

33 blocked the ocean view for numerous houses on either side. Mr. Squire was concerned about

34 the failure of the permit process in allowing it to be built. Mr. Squire asked the Board to

35 support his two-part request – 1) a delay in issuing any additional permits until more facts could

36 be obtained and steps taken to not damage the dunes with heavy equipment to move the

37 structure, and 2) that a thorough review be done by the Town Attorney or Town Manager as to

38 whether the proper Town and CAMA processes were followed. Mr. Squire said he as well as

39 many in the neighborhood had been shocked by the size of the structure when it was quickly

40 constructed. Mr. Squire said the locals had taken to calling it the guard tower or the

41 abomination. Mr. Squire said it jutted out well past the final dunes into the beach, was in the

42 VE area, and risked becoming debris in less than hurricane conditions and was unlike any other

1 structures along the Point. Mr. Squire it was not disputed that it was built encroaching on the  
2 neighbor's property, the entire almost 200 square foot gazebo was on the wrong land, never  
3 mind the required 10' setback. Mr. Squire said it clearly stated on the permit that a survey was  
4 required as did the Town's website when referencing such structures yet the contractor never  
5 did one and the Town allowed occupancy. Mr. Squire said the Town's website clearly said such  
6 a structure required a minor CAMA permit which couldn't be given without notification to  
7 adjacent owners which never happened. Mr. Squire said now the owner's proposal to move  
8 the structure required heavy equipment in the dunes to drag it over 20 feet to a new location.  
9 Mr. Squire said there were other problems with the process that he would formally present to  
10 the Town via email. Mr. Squire acknowledged that perhaps had the process been followed  
11 correctly the owner still could have built the structure even though it offended the neighbors  
12 but the point was that the survey and notification process were there to allow neighbors to  
13 have a discussion and consider their rights and obligations. Mr. Squire again requested a delay  
14 in issuing any additional permits to move or occupy the structure and a thorough review on  
15 how this was done.

16 Town Planner Edmondson commented that they could debate the process but the CAMA  
17 guidelines were pretty clear and he would be glad to sit down with all of the homeowners and  
18 discuss but at this time it complied with CAMA rules. Town Planner Edmondson said surveys  
19 weren't required because the particular walkway didn't have to adhere to setbacks, they only  
20 required surveys for items that required a certificate of occupancy be issued and no certificate  
21 of occupancy was issued for a walkway because it was not occupied. Town Planner Edmondson  
22 said they issued a certificate of completion. Town Planner Edmondson said he was happy to go  
23 over the process of all the rules and regulations inside and out and not just what was on the  
24 website.

25 **10. Consent Agenda**

- 26 a. **Adoption of NC Statewide Emergency Management Mutual Aid and Assistance**  
27 **Agreement (Revision – 2020)**  
28 b. **Resolution Authorizing Contracts for Beach Access Walkway Replacements (James,**  
29 **Channel, Randy's Way) (20-01-11/R1)**  
30 c. **General Fund Budget Amendment**  
31 d. **Resolution Authorizing Contract for Tennis Court Lighting (20-02-11/R2)**

32 ***Motion was made by Commissioner Finch to approve the items on the Consent Agenda. The***  
33 ***Board voted unanimously 5-0 in favor. Motion carried.***

34 **Clerks Note: A copy of Resolution 20-02-11/R1, 20-02-11/R2 and all other consent agenda items as noted above are**  
35 **incorporated herein by reference and hereby made a part of these minutes.**  
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1 **11. 2020 Beach Safety Presentation**

2 Town Manager Matt Zapp presented an informative PowerPoint of the proposed 2020 Beach  
3 Safety Recommendations. Town Manager Zapp outlined the recommendations that came from  
4 the Beach Safety Committee which consisted of a series of individuals including elected  
5 officials, town staff – Administration, Parks and Recreation, Police, Fire, EMS and our Public  
6 Works Department. Town Manager Zapp said during the process they realized they had an  
7 opportunity to continually enhance what they do in Emerald Isle and were simply building on  
8 the great foundation they had. Town Manager Zapp summarized the 2020 beach safety  
9 committee recommendations in great detail that included:

- 10 - development of full-time role labeled and identified as an Ocean Rescue Director
- 11 - continually enhance relationship with NOAA and the National Weather Service
- 12 - aim for goal of recruiting 20 lifeguards with ability to meet USLA certification trying to target the  
13 swimmers where they are by using a variety of creative recruitment methods
- 14 - continuous educational outreach programs about importance of conditions of the ocean
- 15 - fly 25 flags from April 1 through October 31 in tandem with NWS public service announcements
- 16 - try to utilize in-house team members to protect the strand as early as May 1 while majority of guards  
17 are in school until the middle or late portion of May
- 18 - use of leased Jeep vehicles to use as a recruitment tool and lifesaving tool on the beach strand
- 19 - intend to break up the beach into 4 overlapping quadrants with red jeeps used by the lifeguard team  
20 moving up and down the strand, while using white jeeps by the Police Department
- 21 - researching the use of a red style CASE Emergency tower that was 100% solar, salt water protected,  
22 placed at the Western Ocean Regional Access and potentially at the Eastern Ocean Regional Access
- 23 - continuous rip current education via iPad stands with rip current videos at the Welcome Center and  
24 other areas of high importance where people are coming and going
- 25 - consider placement of a digital sign at the Western Ocean Regional Access
- 26 - usage of drones with certified pilots flown by staff as a secondary resource, a set of eyes that could be  
27 flown out to for identification purposes without deploying and putting another lifesaving person in  
28 danger
- 29 - establish lifeguard housing program “Adopt a Guard – Save a Life” for guards with need of housing with  
30 no connection with Carteret County or family in the area

31 Mayor Barber thanked Town Manager Matt Zapp for the great presentation and the team for  
32 their hard work on these recommendations for enhanced beach safety in Emerald Isle.

33 Town Manager Zapp asked for the public’s help in sharing the Town’s message, helping recruit  
34 the best and brightest talent, and remind beach goers they needed to oblige by the signs and  
35 stay out of the water when conditions are rough.

1 **12. FY 2020-21 Budget**

2 **a. Public Hearing – Early Budget Input**

3 Town Manager Matt Zapp stated that the budget workshop was held the day before with the  
4 staff bringing together ideas to share with the Board. Town Manager Matt Zapp said that they  
5 met starting in the month of December and confirmed in the months of January established  
6 goals and priorities for the next 12, 24, and 36 months. Town Manager Zapp said their goal was  
7 to remain a top tier community to provide the best services with the lowest possible taxes  
8 utilizing techniques shared tonight and asked for any suggestions or ideas for the 2020-21  
9 season.

10 ***Motion was made by Commissioner Normile to open the Public Hearing for early input in***  
11 ***regards to the FY 20-21 budget. The Board voted unanimously 5-0 in favor. Motion carried.***

12 There were no public comments.

13 ***Motion was made by Commissioner Messer to close the Public Hearing. The Board voted***  
14 ***unanimously 5-0 in favor. Motion carried.***

15 **13. Islander Drive Redevelopment Status Update**

- 16 **a. Memorandum of Agreement for Underground Electrical Costs on Islander Drive**  
17 **b. Resolution Authorizing Islander Drive Street Improvement Contract (20-02-11/R3)**  
18 **c. Capital Project Ordinance Amendments**  
19 **d. General Fund Budget Amendment**

20 Town Manager Matt Zapp updated the Board on the latest status of the Islander Drive  
21 Redevelopment providing details of the four items for Board consideration. Town Manager  
22 Zapp noted the Memorandum for Underground Electrical Costs which was approximately  
23 \$150,000 to take the electrical lines from overhead to underground which would improve the  
24 aesthetics and resiliency for weather events. Town Manager Zapp said the project would be  
25 partnered with A-Team for a cost share where they planned to contribute \$50,000 and they  
26 would ask the Board for their consideration of this agreement which would allow moving  
27 forward with Carteret Craven Electric.

28 Mayor Barber asked for public comments. There were none.

29 ***Motion was made by Commissioner Finch to approve the Memorandum of Agreement with A-***  
30 ***Team Village West, LLC toward Underground Electrical Costs on Islander Drive. The Board***  
31 ***voted unanimously 5-0 in favor. Motion carried.***

32 Town Manager Zapp presented the next item being a Resolution authorizing Islander Drive  
33 Street Improvement Contract with the apparent low bidder after opening bids at the end of  
34 January being Thomas Simpson Construction at a cost of approximately \$398,000 which would  
35 help perform the gutter, street work, stormwater repairs and all associated work in the parking  
36 areas along Islander Drive leading up to and including the Western Ocean Regional Access.

1 **Motion was made by Commissioner Messer to approve Resolution Authorizing Islander Drive**  
2 **Street Improvement Contract with Thomas Simpson Construction Company, Inc. The Board**  
3 **voted unanimously 5-0 in favor. Motion carried.**

4 Finance Director Laura Rotchford briefed the Board on related Capital Project Ordinance  
5 Amendments and General Fund Budget Amendment for Board consideration. Finance Director  
6 Rotchford noted the budget amendment would move some of the Powell Bill funds to the  
7 project to pay for the street paving. Finance Director Rotchford also noted the Golf Cart Funds  
8 that would also be contributed to golf cart parking, and Bicycle and Pedestrian Funds would be  
9 contributed for sidewalk costs.

10 Commissioner Normile thanked the Golf Cart Advisory Committee and the Bicycle and  
11 Pedestrian Advisory Committee for their efforts in raising funds to be contributed to the  
12 project.

13 **Motion was made by Commissioner Normile to approve Capital Project Ordinance**  
14 **Amendments. The Board voted unanimously 5-0 in favor. Motion carried.**

15 **Motion was made by Commissioner Taylor to approve General Fund Budget Amendment. The**  
16 **Board voted unanimously 5-0 in favor. Motion carried.**

17 Clerks Note: A copy of Resolution 20-02-11/R3 and all other items as noted above are incorporated herein by reference and  
18 hereby made a part of these minutes.  
19

20 **14. Presentation – Bogue Banks Water Corporation**

21 Mayor Barber introduced Seola Hill, Executive Director for Bogue Banks Water Corporation who  
22 provided an in-depth PowerPoint presentation regarding potential placement of a wellsite at  
23 McLean Spell Park. A physical representation of the proposed wellsite was also present on  
24 display in the Town Board Meeting Room. A complete copy of the PowerPoint is attached.

25 Seola Hills during his presentation fielded several questions posed by the Board.

26 Following the presentation Mayor Barber asked for public comments.

27 Robert Miller, 7523 Sound Drive, commented that he lived on one side of one of the secondary  
28 entrances to the park. Mr. Miller said he just found out about this the previous week and it was  
29 when he saw ribbons on about 75 trees that he could see from his backyard deck so it was  
30 within sight of his yard and his neighbors yard. Mr. Miller he was assuming from the  
31 presentation that if it went the way being discussed that they would dig up part of his yard and  
32 driveway that they would not take just one berm down but the berm at the entrance and the  
33 site. Mr. Miller asked about the 30 foot access road. Mr. Hill said the road would just need to  
34 be large enough for a 30-40' truck to get back into the drilling site. Mr. Hill said it would be a  
35 standard size access road which was about 12-15 feet. Mr. Miller said he thought the  
36 presentation was supposed to make people feel better but he felt a lot worse now than before

1 the meeting. Mr. Miller said his wife Ginger was out of Town and he read a statement she had  
2 prepared.

3 Mr. Miller read the following on behalf of his wife Ginger Miller: "I am not an environmentalist  
4 but I know you can cut down 75 trees or more and destroy berms which would make homes on  
5 the island more susceptible to wind and water during storms. You also destroy animal habitats  
6 which in the proposed plan for locating the well is in a nesting area for painted buntings – that  
7 may not be important to some people but it was important to me. I moved here 16 years ago  
8 and bought the house that we bought that being one of the reasons because it backed up to  
9 nature what I thought was a preserve. The buntings return each year to nest there. We put up  
10 bird feeders to feed them to keep them coming but they don't come if there were no nesting  
11 sites and there was noise and lights. To be sure there are other potential locations for locating  
12 a well that do not involve destroying trees, berms and animal habits. I encourage Bogue Water  
13 to look for a more environmentally friendly alternative to locating an additional well that does  
14 not require creating such a disruption to existing home sites and protect a natural maritime  
15 preserve. We both ask you to give this careful consideration in finding an alternative site, not  
16 to give it a token effort. "

17 Mr. Miller continued - I am simply a citizen who moved here 16 years ago to retire peacefully  
18 and for the first 11 years it was that way but the last 3-4 it had been nothing but one battle  
19 over another most of which was caused by the property behind us and all the different things  
20 that have happened from threats, to being called names by employees, to having the Police  
21 called because they were trespassing on the street that ran to the driveway. Mr. Miller said he  
22 was in his middle 70s and he couldn't handle things like that as he used to and this has changed  
23 a perfect retirement into a miserable situation in the last 3 years. Mr. Miller said this was one  
24 more thing they had to face and he asked the Board to give this serious thought rather than just  
25 saying there was no other alternate.

26 Taney Browder, 7515 Sound Drive, said the neighborhood had been very concerned about the  
27 entries to the park and how it would be used and the possible additional traffic. Mr. Browder  
28 said that everyone was aware that getting it as a park was a great benefit to the island in  
29 maintaining the maritime forest and wetlands. Mr. Browder said they were dead set against  
30 long term plans for ball fields. Mr. Browder discussed his areas of concerns that he thought  
31 could easily be addressed if this was something they decided to do. Mr. Browder said the berm  
32 going into the park would need to be knocked down with more than a few trees flagged. Mr.  
33 Browder said he was assuming there would be a gate there which would take more trees  
34 because they still had a park access there where now you walk over the berm and would create  
35 more visual straight through to the well site. Mr. Browder thought if they could use the existing  
36 access which had a culvert crossing from Maintenance to access the well site which would  
37 eliminate the boring and disruption to the properties on Sound Drive and Lee Avenue. Mr.  
38 Browder said that it appeared to be 60-70 feet from the property line and his suggestion if this  
39 came to fruition would be they not only have colored slats in the fencing but use evergreens to  
40 screen even further. Mr. Browder also recommended they not go with a building with enclosed

1 electrical but just do the roof which looked less intrusive. Mr. Browder asked about the  
2 material from the cleared berm and he also recommended the power should come from the  
3 other direction too but if not that it be underground.

4 Rick Walling, 7509 Sound Drive, asked if the well site would indeed be placed next to his  
5 neighbor would there still be public access for people to access the park. Seola Hill said there  
6 would still be walkable access – the gated suggestion was just to keep unwanted vehicles from  
7 using the access road. Mr. Walling said he lived at the other access on Sound Drive and there  
8 was a sign in the driveway that was there from the previous owners and people still pulled in  
9 there and parked. Mr. Walling said he had to come out of his house to yell at them. Mr.  
10 Walling along with Mr. Miller from the audience discussed dogs off leash and parking issues  
11 they had at both of the accesses and Mr. Walling felt it was an issue that the Town should  
12 address.

13 Joy Brownlow, 7605 Sound Drive, asked the Board to consider the following information when  
14 reviewing current or future development proposals in McLean Spell Park. Ms. Brownlow stated  
15 the Town had less forested area than ever before but preserving the park was a great  
16 opportunity to help slow down that decline. Ms. Brownlow said from 1992 to 2011 Emerald  
17 Isle out of all cities and towns in the county had the highest percentage of forest lost and the  
18 highest percentage of developed area gained. Ms. Brownlow said the island's 41% of forested  
19 area in 1992 dropped to 13% by 2011 and its 24% of developed area in 1992 increased to 54%  
20 by 2011. Ms. Brownlow stated in 2017 the Town requested a site survey of McLean Spell Park  
21 from North Carolina's Department of Natural and Cultural Resources which was done in order  
22 to receive a \$545,000 grant from the Clean Water Management Trust Fund. Ms. Brownlow  
23 noted the expert who did the survey included in his 10 page site survey report the official  
24 recommendations for protecting the park which had 23 acres of maritime forest and 7 acres of  
25 wetlands. Ms. Brownlow noted the portion of the report that stated using 9 acres for park  
26 development was a significant concern because it would create a serious loss and destroy  
27 virtually all of the forests ecological value and the report urged the Town to use the forest as a  
28 natural recreation area with trails but without facilities that would require large clearings or  
29 removing any of the intact remaining maritime forest or wetlands. Ms. Brownlow said research  
30 from other sources confirmed that maritime forests provided numerous benefits such as  
31 providing large reduction of wind speed during hurricanes and can help protect houses as a first  
32 barrier and the National Ocean Services stated trees, bushes and other plants in maritime  
33 forests withstand strong winds, periodic flooding and salt spray, and many species of animals  
34 and reptiles make the maritime forest their home and thousands of birds migrate to maritime  
35 forests each year. Ms. Brownlow said the greatest gift they could give the children,  
36 grandchildren and those yet born was a healthy community that made the right and  
37 responsible environmental choices.

38 Dave Thomas, 7521 Sound Drive, thanked everyone for the presentation and the information  
39 shared. Mr. Thomas echoed the concerns presented so far as he lived within view and could  
40 see the yellow tape as it was now. Mr. Thomas said we were so fortunate to have the 30 acres

1 there that was granted to us in large part by the Department of Defense for their own reasons  
2 but also giving us something that 69% of those surveyed in the Town's own survey responded  
3 as top response was recreational facilities to include trails and undisturbed forests because that  
4 was disappearing. Mr. Thomas asked what the ecological impact would be and what would be  
5 the impact to the maritime forest. Mr. Thomas asked why not someplace else on the island,  
6 why not Emerald Woods park. Mr. Thomas asked what the expected impact was to property  
7 values for those adjacent to the park, and he would ask the Board to think what they would feel  
8 like if they were sitting on their deck and this was happening to them.

9 Paxon Holz, 6715 Ocean Drive, said that she served on the non-profit member only Bogue  
10 Banks Water Corporation board for more years than probably any had been on this island. Ms.  
11 Holz said that 16 years ago her family and another family owned the 30 acres and the whole  
12 Town was so fortunate to have obtained it and she commended them for purchasing the  
13 property. Ms. Holz said it was a good thing to do and she was glad they did it. Ms. Holz said  
14 she had personally sold 100's of acres behind Star Hill Golf Course to conservancy groups, miles  
15 of valuable waterfront so it would never be developed that went out to Pettiford Creek and  
16 eventually to White Oak, Bogue Sound and the Atlantic Ocean. Ms. Holz said she was an  
17 environmentalist and she deeply sympathized and empathized with all who were in the area  
18 but they didn't know how hard she had worked to find another site. Ms. Holz said they were  
19 limited as to where they could put the wells. Ms. Holz said they were getting salt water  
20 intrusion into our wells down Coast Guard Road so they had to think about where they could  
21 get the best water that would not be subject to salt water intrusion that would supply their  
22 reverse osmosis plant that would be needed as they continued to get salt water intrusion. Ms.  
23 Holz said she would welcome anybody to help them find another well site. Ms. Holz said she  
24 was all for planting Leland cypress but they had to balance security with not being able to see  
25 even this small pipe, with no water tower, no ground storage, with all the pump being  
26 underground. Ms. Holz said the most important issue of all was where we would get our  
27 drinking water. Ms. Holz said they were only trying to provide at the lowest possible cost with  
28 the best possible service good drinking water for the citizens of this Town. Ms. Holz said the  
29 directors didn't get paid, maybe a stipend when they had a meeting and a free lunch but she  
30 did this for love of Emerald Isle and its people without any thing to gain or lose. Ms. Holz said  
31 most of her family's property was sold or developed and she tried to do anything she could to  
32 help Emerald Isle. Ms. Holz said when she heard the contract had been let to Thomas Simpson  
33 she made a mental note to call him to let him know she had one little piece of vacant land if he  
34 needed to park his equipment there while working on the road to be her guest, we all needed  
35 to do our part and Bogue Banks Water Corporation will do anything it can to please the  
36 neighbors if the Town would let them use a little piece of the wonderful property they were  
37 able to acquire in order to provide drinking water. Ms. Holz said if they could find an  
38 alternative well site she could assure them they would buy it.

39 Mayor Barber outlined that if the Board decided to move forward they would advertise a public  
40 hearing and during the public hearing citizens would have an opportunity to speak on this issue.  
41 There would be no action taken tonight as tonight was a fact finding presentation. Mayor

1 Barber encouraged citizens to come at the time of a public hearing to share their ideas and  
2 concerns.

3 Joy Brownlow asked about the criteria for an alternate site. Seola Hills, Executive Director  
4 stated they needed a minimum of 200' x 200' which was normally anywhere from 6 to 9 lots in  
5 a square based on the average lot size and in addition if in a residential area most of the  
6 covenants he had checked prohibited anything but residential use so the affected community  
7 would have to vote to approve changing the covenants so they could build. Mr. Hill said that  
8 everything was up for negotiation but the location. Mr. Hill said they had spent the better part  
9 of the year looking for well site locations. They didn't want to cut down forests any more than  
10 anyone else but this was one of the only locations available.

11 Mr. Hill said he had just learned about the access from the southern end of the site and if he  
12 had known about that earlier he may have had that in the presentation as well so that was  
13 definitely an option for them. Mr. Hill said they were willing to do whatever they needed to do  
14 to make this the best for the community and the immediate neighbors directly impacted.

15 Mr. Hill noted that NC Department of Environmental and Natural Resources stated they had to  
16 have a 200' x 200' lot to re-drill and most of their existing well sites were smaller because at the  
17 time it wasn't required to have a site that big. Mr. Hill said they couldn't move over and drill  
18 because they didn't have the required 100' radius which was why they had to find new sites  
19 and not utilize existing sites.

20 Commissioner Normile said in the commentary there was a compliment to the Board and he  
21 was appreciative of that and that was the foresight by the current Board that reached out and  
22 purchased that property weeks before a developer was about to plant 234 condominiums  
23 there.

## 24 **15. Appointments**

### 25 **a. Planning Board – 3 Vacancies**

26 **Brief Summary:** The Board should fill 3 vacancies on the Planning Board. The terms of  
27 members Malcolm Boartfield, Chad MacAvery, and Jim Osika all expire in March 2020. The  
28 Board should consider appointing 3 individuals to serve new 2-year terms that will expire in  
29 March 2022. Chad MacAvery and Malcolm Boartfield have both expressed interest in being  
30 reappointed. Jim Osika thanked the Board for the opportunity to serve but has indicated he will  
31 take a break from serving at this time due to a family health issue.

32 Commissioner Normile stated that as Mr. Osika would not continue on the Planning Board,  
33 Town Planner Josh Edmondson would bring names back to the Board to consider at a future  
34 meeting.

35 ***Motion was made by Commissioner Normile to reappoint Chad MacAvery and Malcolm***  
36 ***Boartfield to new terms on the Planning Board that expire March 2022. The Board voted***  
37 ***unanimously 5-0 in favor. Motion carried.***

1 **16. Comments from Town Clerk, Town Attorney, and Town Manager**

2 There were no comments from the Town Clerk or Town Attorney.

3 Town Manager Matt Zapp noted that during the last week of February he would be offsite.  
4 Town Manager Zapp said he was the single recipient of a grant from the Federal Emergency  
5 Management Association to go to the National Hurricane Center for Disaster Preparedness.  
6 Town Manager Zapp said it was a continuous education process for our team to be as equipped  
7 as possible for your preparedness.

8 **17. Comments from Board of Commissioners and Mayor**

9 Commissioner Taylor thanked the citizens, Commissioners and Mayor as well as Bogue Banks  
10 Water Corporation as they definitely had a problem as we need water. Commissioner Taylor  
11 said we would work through this together and it was educational for him as he tried to take it  
12 all in and they were just at the beginning stages and just needed to work through this as a  
13 group to find the best resolution since without water they couldn't live here so that was an  
14 issue. He appreciated the presentation and hearing from the citizens.

15 Commissioner Finch commented that they had their first banner program meeting the day  
16 before. Commissioner Finch said they had existing new lighting with 37 light poles and would  
17 change out welcome banners 2-3 times a year which would be located on each light pole –  
18 some at Christmas, and he felt it would draw people in and give them a sense that they were  
19 truly welcome to Emerald Isle and he looked forward to seeing the banners flying in the future.

20 Mayor Barber thanked everyone for coming as they valued their opinions.

21 **18. Adjourn**

22 ***Motion was made by Commissioner Messer to adjourn the meeting. The Board voted***  
23 ***unanimously 5-0 in favor. Motion carried.***

24 ***The meeting was adjourned at 7:45 pm.***

25 Respectfully submitted:

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29 Rhonda C. Ferebee, CMC, NCCMC  
30 Town Clerk

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